Name and Address of New Owner:
Irene Bernal Morales & Michael Dean Fortner
Jose De Jesus Bernal Morales
1120 Circle Drive
Madison, TN 37115

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1285649 DEEDQC
06/18/2025 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250618-0048020

Map & Parcel No: 04301004900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **to Irene Bernal Fortner, Jose Morales, Michael Dean Fortner, joint tenants with the right of survivorship,** "the Grantors," convey and quitclaim unto **Irene Bernal Fortner and Michael Dean Fortner, wife and husband and Jose De Jesus Bernal Morales, a married man, as joint tenants with full rights of survivorship,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to wit:

Being part of Lot No. 5 of Block F in the East Lawn Subdivision to Nashville, a plan of which is of record in Book 547, Pages 153, Register's Office for Davidson County, Tennessee. Having heretofore conveyed a triangular portion of Lot No. 5 on the west side to W.T. Davis and wife, Ethel Davis. The purpose of this conveyance is to transfer the remainder of said Lot No. 5 which fronts 50 feet on the easterly margin of Circle Drive and runs back approximately 150 feet on the north side to a stake placed there by W.T. Davis and J.L. McMurtry to mark the corner of the division of Lot No. 5 between W.T. Davis and J.L. McMurtry and thence running in a southerly direction approximately 50 feet to a stake placed thereby the said J.L. McMurtry on the east line of Lot No. 5 and at a point about 8 feet from the southeast corner of said lot and thence westerly about 155.75 feet to the easterly margin of Circle Drive.

Being the same property conveyed to Irene Bernal Fortner, Jose Morales, Michael Dean Fortner, joint tenants with the right of survivorship by Warranty Deed from Eric Sox, a married man and George Brandt, a married man dated June 15th 2016 and recorded July 12th 2016 of record in Instrument No. 20160712-0071323, said Register's Office, Davidson County, Tennessee.

Improved property known as: 1120 Circle Drive, Madison, TN 37115

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 13th day of June, 2025.

Irene Bernal Morales (SEAL)
Irene Bernal Fortner

Jose Bernal Morales (SEAL)
Jose Morales

Michael Dean Fortner (SEAL)
Michael Dean Fortner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2025, before me personally appeared Irene Bernal Fortner, Joses Morales and Michael Dean Fortner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of June, 2025.

Notary Signature
My commission expires: 5-8-2029

BRIAN A SUAREZ PLAZA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of June, 2025.

Notary Signature
My commission expires: 5-8-2029

BRIAN A SUAREZ PLAZA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/13/25 (date of document).

Affiant Signature

6/18/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

